

INITIAL SITE ASSESSMENT

San Diego Freeway (I-405) Improvement Project
SR-73 to I-605

Orange and Los Angeles Counties

12-ORA-405 PM 9.3/24.2 / 07-LA-405 PM 0.0/1.2
12-ORA-22 PM R0.7/R3.8 / 12-ORA-22 PM R0.5/R0.7
12-ORA-73 PM R27.2/R27.8 / 12-ORA-605 PM 3.5/R1.6
07-LA-605 PM R0.0/R1.2

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STATE OF CALIFORNIA
Department of Transportation



November 11, 2010
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**SUBJECT: SUPPLEMENTAL REPORT OF INITIAL SITE ASSESSMENT REV. 1
I-405 IMPROVEMENT PROJECT
BETWEEN SR-55 FREEWAY AND I-605 FREEWAY
ORANGE AND LOS ANGELES COUNTIES, CALIFORNIA
GROUP DELTA PROJECT I-487
EA#12-OH-1000**

Dear Mr. Todaro:

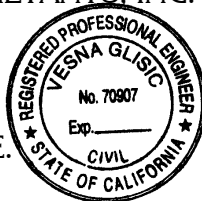
Group Delta Consultants, Inc. (GDC) is pleased to submit Revision 1 of the Supplemental Initial Site Assessment Report (ISA) for the Interstate 405 (I-405) Freeway widening project.

This ISA is an update to the ISA dated September 20, 2007, prepared for OCTA. Since the original ISA was prepared in 2007, the site improvement alternatives have been developed, and the improvements have been extended to the south and north portion of the I-405 alignment. This Revision 1 of the Supplemental ISA is revised in accordance with Caltrans review comments dated January 6, 2011 of our supplemental ISA report dated November 11, 2010.

This ISA report is intended for the sole use of Parsons Transportation and their clients and on the specific project identified. Our services have been performed under mutually agreed-upon terms and conditions. If other parties wish to rely on this report, please have them contact us so that a mutual understanding and agreement of the terms and conditions for our services can be established prior to their use and reliance of this report and the information it contains. We appreciate your selection of Group Delta Consultants, Inc. for this project and look forward to assisting you further on this and other projects. If you have any questions, please do not hesitate to contact us.

Sincerely,
GROUP DELTA CONSULTANTS, INC.

Vesna Glisic Petrilla, P.E.
Project Engineer



Opjit S. Ghuman, P.E.
Associate



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1.0 EXECUTIVE SUMMARY

This Initial Site Assessment (ISA) report is an update to the ISA report that was prepared for the Interstate 405 (I-405) Improvement Project dated September 20, 2007 for the Orange County Transportation Authority (OCTA). Since the original ISA was prepared in 2007, the alternatives have been developed, and the improvements have been extended to the south and north portion of the Interstate 405 (I-405) alignment.

The California Department of Transportation—District 12 (Caltrans), in cooperation with the Orange County Transportation Authority (OCTA), proposes to improve mainline freeway and interchanges on Interstate 405 (I-405) in Orange County for approximately 16 miles (mi).

Three build alternatives are considered, proposing one or two lane freeway widening with improvements to on-ramps and off-ramps including street improvements, striping, and existing bridge replacement or widening. No alternative has been selected at the time that this report is prepared.

This ISA was conducted in general accordance with the scope and limitations of the guidance provided by the California Department of Transportation (Caltrans) and the American Society for Testing and Materials (ASTM) E1527-05 standard.

A database search of government records prepared for the project alignment was reviewed, as well as the additional agency files for the site and adjacent properties. A Site visit was performed as part of the ISA to observe current conditions along the route. The Site visit was documented by photographs that are presented in Appendix A. In addition, historic aerial photography and historic topographic maps data provided in the Environmental Data Resources (EDR) report were reviewed. These documents are presented in Appendices B to D.

Findings and Conclusions – As a result of the ISA, Group Delta Consultants, Inc. (GDC) found no Recognized Environmental Concerns (RECs) at the Site and immediately adjacent areas except as follows:

Acquisition Properties:

Total of 12 potential ROW acquisition properties are considered to be RECs, 8 partial acquisition and 4 full acquisition properties as shown below:

- There are a total of 189 potential ROW acquisition properties, including 185 partial acquisitions and 4 full acquisitions. Eight potential partial ROW



acquisition properties are considered to be RECs due to having Leaking Underground Storage Tanks (LUST) and are presented below:

1. Arco #6116 (BP West Coast Products, LLC) 17520 Brookhurst Street, Fountain Valley (site ID no.54)
2. Thrifty Oil Co.#085, 17475 Brookhurst Street, Fountain Valley (site ID no.56)
3. Mobil#18 G3W, 15001 Goldenwest Street, Huntington Beach (site ID no.127)
4. Shell Oil, 15501 Beach Boulevard, Westminster (site ID no.103)
5. Old Mobil Station, 14022 Springdale Street, Westminster (site ID no.156)
6. Chevron#9-5401, 5992 Westminster Blvd, Westminster (site ID no.158)
7. Shell Oil, 5981 Westminster Blvd, Westminster (site ID no.160)
8. Thrifty Oil, 6311 Westminster Blvd, Westminster (site ID no.161)

A preliminary list of all potential ROW acquisition properties is presented in Table 1 in Section 4.1. Database review summary for the ROW acquisition REC properties shown above is presented in Table 2a in Section 5.3 Location of the potential ROW acquisition properties is presented in Figures 8-1 to 8-22.

- 4 potential ROW acquisition properties are proposed for full ROW acquisition; these are labeled as 73, 77, 78, and 82 in Table 1 (Sports Authority retail store, Fountain Valley Skating Center, Days Inn motel, and Boomers, respectively) and are occupied with buildings. Site specific investigation for the full take ROW acquisition properties, including ACM and LBP investigation will be needed prior to their acquisition.

Non Acquisition Properties:

- Nineteen Leaking Underground Storage Tank (LUST) sites, 2 dry cleaning facilities, 1 SLIC property, and 2 Department of Defense (DOD) sites, where the current site remediation of soil and groundwater contamination is in progress, have a potential to impact groundwater conditions at the freeway Right of Way (ROW);

Other Site Concerns:

- Aerially Deposited Lead (ADL) may be present in the shallow soil of unpaved sections of the freeway;
- Lead Based Paint (LBP) may be present in freeway striping;

- Asbestos containing materials (ACM) and/or lead based paint (LBP) may be present in the bridges to be fully or partially demolished;
- A spill of 220 gallons of diesel fuel at northbound (NB) I-405 south of I-605. The exact location of the spill was not available;
- About 10 cubic yards of unidentified soil dumped on the southeast shoulder of the Newland Street undercrossing (UC);
- Two 30-gallon open trash bins and two 5-gallon buckets with paint were observed in the I-405 NB shoulder just south of the I-605 interchange. The buckets should be removed and properly disposed of offsite prior to construction.

Recommendations –Based on the findings of this ISA, GDC recommends the following further environmental investigation to be performed during PA& ED stage of the project:

- Site specific investigation for the 8 partial take ROW acquisition properties considered to be RECs.
- Site specific investigation for the 4 full take ROW acquisition properties, including ACM and LBP investigation.
- Groundwater removed during construction, that might be impacted with releases of the nearby 19 LUST sites, 2 dry cleaning facility, 1 SLIC and 2 DOD sites, should be tested for the following analytes to evaluate proper methods of its management and disposal:
 - a) Total Petroleum Hydrocarbons (TPH) for both gasoline and diesel, and Volatile Organic Compounds (VOC) at all locations;
 - b) Perchloroethylene (PCE), Trichloroethylene (TCE) at the I-405/ Route 39 connector and;
 - c) California (CA) Title 22 Metals, TCE, PCE, and pH between of I-405/I-605 Connector and I-405/SR-22 Connector.
- Site investigations for ADL within construction widening zone along the unpaved freeway shoulder area;
- LBP testing of freeway striping in order to evaluate proper methods of disposal and workers' protection during removal;

- ACM and LBP investigation for any of the site bridges proposed to be fully or partially demolished in order to properly manage and dispose of bridges' demolition debris;
- Testing of Newland Street UC soil pile for TPH gasoline/diesel and CA Title 22 Metals in order to profile the material for disposal purposes prior to removal; and
- Removal and disposal of two 30-gallon open trash bins and two 5 gallon buckets, dumped in the I-405 NB shoulder just south of I-605 interchange, prior to construction.

The following testing should be done during construction phase of the project:

- The upper 2 feet of soil excavated along I-405 NB shoulder from I-605/I-405 connector to approximately 1000 ft south of I-605/I-405 connector should be set aside and tested for TPH (gasoline and diesel) before disposed of or reused at the Site;

2.0 INTRODUCTION

Parsons Transportation Group, Inc (hereafter Parsons and also designated as User) has engaged GDC to perform an update to the ISA for the I-405 Improvement Project within the limits of the freeway improvement as described below.

The California Department of Transportation—District 12 (Caltrans), in cooperation with the Orange County Transportation Authority (OCTA), proposes to improve mainline freeway and interchanges on Interstate 405 (I-405) in Orange County for approximately 16 miles (mi).

The proposed project is primarily located in Orange County, California, on I-405 (ORA PM 9.3/24.2; LA PM 0.0/1.2) between State Route (SR)-73 (ORA PM R27.2/R27.8) and Interstate 605 (I-605) (ORA PM 3.5/R1.6); LA PM R0.0/R1.2). Encroachments into Los Angeles County and work on SR-22 (ORA PM R0.7/R3.8 and R0.5/R0.7) are associated with signing and striping to accommodate the transition from the existing to proposed facility.

A portion of this project from the I-405/SR-22 interchange to the I-405/I-605 interchange was studied under the State Route 22 West County Connector (SR-22 WCC) project, Caltrans EA#12-071631.

Site location is presented in Figure 1 (Site Vicinity Map). Figure 2 (Corridor Map) depicts the corridor alignment covered in this project. The site improvements details are presented in Figures 7-1 to 7-22.

Mrs. Vesna Glisic Petrilla, a GDC professional experienced in environmental site assessments, performed the site reconnaissance on December 22 and 23, 2009. A selection of photographs taken during these site visits is presented in Appendix A; Site observations are discussed in Section 8.0.

2.1 PURPOSE

The purpose of the ISA is to identify apparent and potential sources of contamination within the study area for the I-405 Improvement Project that, by their association or proximity to the site, could represent an REC. There are three build alternatives that add one or two freeway lanes. This ISA is prepared as an aid in determining the preferred project alternative and will be included as part of the I-405 Advanced Planning Study. It was not the purpose of this study to determine the degree or extent of contamination, if any, but rather to identify the potential for contamination or environmental concern. No sampling of soils or groundwater was performed as part of this assessment.



2.2 DETAILED SCOPE OF WORK

In general the following scope is included:

- Search of regulatory records regarding possible hazardous material handling, spills, storage or production at the site or in its vicinity.
- Review of available information to describe the general geology and hydrogeology at the site and adjacent areas.
- Review of historic aerial photographs and topographic maps.
- Reconnaissance of the site and the immediately surrounding area.
- Development of conclusions and findings.
- Preparation of a report describing the assessment and presentation of the results and findings.
- A statement of interpretive limitations, which is contained in Section 2.4 of the report.

GDC has interpreted ASTM E1527-05 and Caltrans District 12 ISA guidelines as the guide documents and used these provisions to the extent deemed appropriate for this report.

2.3 SIGNIFICANT ASSUMPTIONS

As stated in the previous section, this ISA was conducted in general accordance with ASTM E-1527-05 and Caltrans District 12 ISA guidelines. This was done in order to identify and analyze environmental conditions that constitute existing, past, or potential environmental risks associated with the site.

Performance in accord with these standards is intended to reduce, but not eliminate, uncertainty with respect to the potential for RECs associated with the site.

2.4 LIMITATIONS AND EXCEPTIONS

The findings and opinions presented are relative to the dates of our site work and should not be relied on to represent conditions at substantially later dates. The opinions included herein are based on information obtained during the study and our experience. If additional information becomes available which might impact our environmental findings, we request the opportunity to review the information, reassess the potential concerns, and modify our opinions, if warranted.

Although this assessment has attempted to identify the potential for environmental impacts to the site, potential sources of contamination may have escaped detection due to: (1) the limited scope of this assessment, (2) the inaccuracy of public records, and /or (3) the presence of undetected or unreported environmental incidents. It was not within the scope of this assessment to address non-ASTM E1527-05 issues (such as radon, lead in drinking water, naturally-occurring hazardous materials or vegetation, endangered species, and wetlands). Further, it was not the purpose of this study to determine the actual presence, degree or extent of contamination, if any, at the site. This could require additional exploratory work, including sampling and laboratory analysis.

Our professional services have been performed using that degree of care and skill ordinarily exercised, under similar conditions, by reputable environmental consultants practicing in this or similar localities. No other warranty, expressed or implied, is made regarding the professional information in this report.

2.5 SPECIAL TERMS AND CONDITIONS

All appropriate inquiry into the prior uses of the site was made in accordance with good commercial and customary practices in order to identify and analyze RECs constituting existing, past or potential environmental concerns in connection with the site.

There are no special terms and conditions that apply to the preparation of this report.

2.6 USER RELIANCE

This assessment was performed at the request of Parsons utilizing methods and procedures consistent with good commercial or customary practices designed to conform to acceptable industry standards. The assessment and conclusions presented in this report represent the best professional judgment of the Environmental Professional based on the conditions that existed during the assessment and the information and data available to us during the course of this assignment.

Factual information regarding operations, conditions, and data provided by the client, owner, or their representative has been assumed to be correct and complete.

The report may be distributed and relied upon by Parsons, its successors and assignees.



3.0 SITE DESCRIPTION

3.1 LOCATION AND LEGAL DESCRIPTION

The proposed project is primarily located in Orange County, California, on I-405 (ORA PM 9.3/24.2; LA PM 0.0/1.2) between State Route (SR)-73 (ORA PM R27.2/R27.8) and Interstate 605 (I-605) (ORA PM 3.5/R1.6); LA PM R0.0/R1.2).

The project covers a distance of approximately 16 miles.

The purpose of the improvement is to do the following:

- Add capacity and reduce congestion on the GP and HOV lanes along the entire I-405 corridor from SR-73 to I-605;
- Enhance interchange operations;
- Increase mobility, improve trip reliability, maximize throughput, and optimize operations;
- Implement strategies that ensure the earliest project delivery; and
- Enhance safety.

Three build alternatives are considered and at the time that this report is prepared and no preferred alternative have been selected.

A description of the project improvement alternatives provided by the User (Parsons, May 14, 2010) is presented in Section 3.5.

3.2 SITE AND VICINITY GENERAL CHARACTERISTICS

The site runs through an area characterized by commercial and light industrial facilities and mostly single-family residences separated from the freeway by sound walls. Drainage ditches run parallel to the freeway for most of its alignment on the corridor. Specific features along the corridor are presented in Table 1 located at the end of this report.

3.3 CURRENT USE OF THE SITE

The site is used as part of a regional freeway system connecting south Los Angeles County and Orange County. It serves as a main transportation corridor traversing the northwestern part of Orange County.

3.4 CURRENT USES OF ADJACENT PROPERTIES

The properties adjacent to freeway shoulders are mainly commercial, light industrial and residential properties separated from the site by soundwalls. Part of the side street improvements of the site adjoins numerous gas stations, some of which are currently under a remediation process due to the release of petroleum product into the soil and groundwater. These properties would be considered REC if partial or full acquisition of any of these properties is proposed while the property is still undergoing remediation process at that time. Depending on the status of the case and proposed construction activities at the site, a specific site investigation for any fee property may be needed. The list of these properties and details of the leak incidents are presented in Section 5.0 of this report.

3.5 DESCRIPTION OF SITE IMPROVEMENTS (STRUCTURES, ROADS, AND OTHER IMPROVEMENTS)

A description of the site improvements is provided by the User, and is based on the Preliminary Draft Environmental Impact Report/Environmental Impact Statement, prepared by Parsons November 2010. Relevant sections of the report are presented below. Three build alternatives and one no-build alternative are considered.

Build Alternatives 1, 2, and 3 would include the following features:

- One GP lane would be added in each direction of I-405 from Euclid Street to the I-605 interchange.
- Travel lanes on the I-405 mainline would be 12-ft-wide, and right side shoulders would be 10-ft-wide.
- The pedestrian bridge and local street overcrossings proposed for complete replacement under Alternatives 1, 2, and 3 are the following:
 - Ward Street
 - Talbert Avenue
 - Brookhurst Street
 - Slater Avenue
 - Bushard Street
 - Warner Avenue
 - Magnolia Street
 - Pedestrian overcrossing near Heil Avenue
 - Newland Street
 - Edinger Avenue

- McFadden Avenue
 - Bolsa Avenue
 - Goldenwest Street
 - Edwards Street
 - Westminster Boulevard
 - Springdale Street
 - Bolsa Chica Road
-
- The Euclid Street/Ellis Avenue undercrossing bridge would be modified and extended.
 - Two railroad overheads would be modified and extended.¹
 - Each build alternative would include interchange reconfigurations at Euclid Street, Ellis Avenue, Brookhurst Street, Magnolia Street, Warner Avenue, Beach Boulevard, and Westminster Boulevard.
 - Maintenance vehicle pullouts (MVP) would be included in various locations under each build alternative.

3.5.1 Unique Features of Build Alternatives

3.5.2 Alternative 1 – Add One GP Lane in Each Direction

Alternative 1 would add a single GP lane in each direction of I-405 from Euclid Street to the I-605 interchange.

Alternative 1 would provide a full standard highway cross section, with 12-foot[ft]-wide mainline travel lanes as well as 10-ft-wide shoulders on both left (inside) and right (outside) sides in both directions.

3.5.3 Alternative 2 – Add Two GP Lanes in Each Direction

Alternative 2 would add one GP lane in each direction of I-405 from Euclid Street to the I-605 interchange (as in Alternative 1), plus add a second GP lane in the northbound direction from Brookhurst Street to the SR-22/7th Street interchange and

¹ The freeway passes over the Union Pacific Railroad (UPRR) on the Bolsa Overhead (Bridge No. 55-269 at PM 17.21) and the U.S. Navy Railroad on the Navy Overhead (Bridge No. 55-272 at PM 18.36).

a second GP lane in the southbound direction from the Seal Beach Boulevard on-ramp to Brookhurst Street.

Alternative 2 would provide a full standard highway cross section, with 12-ft-wide mainline travel lanes and shoulders on the left and right sides in both directions. Right side (outside) shoulders would be 10-ft-wide, while left side (inside) shoulders would have a maximum width of 10 ft with a provision for a widened left shoulder for HOV enforcement areas under consideration.

3.5.4 Alternative 3 – Express Facility

Alternative 3 would add one GP lane in each direction of I-405 from Euclid Street to the I-605 interchange (as in Alternatives 1 and 2), plus add a tolled express lane in each direction of I-405 from SR-73 to I-605. The tolled express lane would be placed beside the existing HOV lane in each direction. The existing HOV lanes and new toll lanes would be managed jointly as an Express Lane Facility with two lanes in each direction.

Alternative 3 would provide a full standard highway cross section, with 12-ft-wide mainline travel lanes and shoulders on the left and right sides in both directions. Right side (outside) shoulders would be 10-ft-wide, while left side (inside) shoulders would have a maximum width of 10 ft with a provision for a widened left shoulder for enforcement areas under consideration. The joint HOV/toll lane Express Lane Facility would be separated from the GP lanes by a 1 to 4 ft buffer.

3.5.5 No Build Alternative

The No Build Alternative provides a “baseline” for comparing impacts associated with the build alternatives because environmental review must consider the effects of not implementing the proposed project. The Project Baseline conditions under the No Build Alternative would provide no additional lanes or interchange improvements to the I-405 corridor. The project area would continue to operate with no additional improvements and would not achieve the project’s stated purpose and need.

4.0 USER PROVIDED INFORMATION

4.1 ROW ACQUISITION PROPERTIES

Preliminary list of the ROW acquisition properties provided by the User is presented in Table 1 of this section. Table 1 presents potential ROW acquisition for Alternative 3 that also encompasses all potential ROW acquisition for all other build alternatives, plus additional potential ROW acquisition that is only part of Alternative 3. Locations of potential ROW acquisition properties are shown in Figures 8-1 to 8-22.

There are a total of 189 potential ROW acquisition properties, including 185 partial acquisitions and 4 full acquisitions. Eight potential ROW acquisition properties are existing easements, 57 are local street impacts, 6 are mainline/ramp improvements, 15 are classified as significant ROW takes, 51 are under review and may be eliminated, and 52 are likely to be eliminated. Information for several ROW acquisition properties was not available at this time which was labeled as N/A in the Table 1.

The majority of potential ROW acquisition properties are long, narrow strips along the freeway or city streets. The square footage of each potential ROW take is included in the Table 1. Four potential ROW acquisition properties labeled as 73, 77, 78, and 82 in the Table 1 (Sports Authority retail store, Fountain Valley Skating Center, Days Inn motel, and Boomers, respectively) are proposed for full acquisition, and are occupied with buildings. Site specific investigation of these properties should be performed during PA&ED phase of the project.

Eight out of 189 potential partial ROW takes are considered to be REC properties-all open LUST cases. A database review summary of the potential REC properties is presented in Section 5.3. Three out of 8 potential ROW acquisitions are under review and are likely to be eliminated and the rest are local street impacts. Potential REC ROW acquisition properties are presented in Table 2a and listed below:

1. Arco #6116 (BP West Coast Products, LLC) 17520 Brookhurst Street, Fountain Valley (site ID no.54)
2. Thrifty Oil Co.#085, 17475 Brookhurst Street, Fountain Valley (site ID no.56)
3. Mobil#18 G3W, 15001 Goldenwest Street, Huntington Beach (site ID no.127)
4. Shell Oil, 15501 Beach Boulevard, Westminster (site ID no.103)
5. Old Mobil Station, 14022 Springdale Street, Westminster (site ID no.156)
6. Chevron#9-5401, 5992 Westminster Blvd, Westminster (site ID no.158)
7. Shell Oil, 5981 Westminster Blvd, Westminster (site ID no.160)
8. Thrifty Oil, 6311 Westminster Blvd, Westminster (site ID no.161)

We recommend that the specific ISAs for each one of the ROW acquisitions considered to be an REC should be performed during PA& ED phase of the project.

Table 1-Potential ROW Acquisition List

Figure 8 Impact ID	Figure 8 Page Number	Proposed Alternative	APN	Impact (sq/ft)	Land Use	Owner First Name/Property Name	Street#	Street Name	Street Type	City	Potential REC
1	8-2 8-3	Alt. 3	412-483-01	6938.9	Public	STATE OF CALIFORNIA	0	N/A	N/A	SANTA ANA	No
2	8-2 8-3	Alt. 3	412-123-01	42827.2	N/A	N/A	0	N/A	N/A	N/A	No
3	8-2 8-3	Alt. 3	412-113-02	13199.4	N/A	N/A	0	N/A	N/A	N/A	No
4	8-4	Alt. 3	139-031-75	1.6	Commercial	FS REAL ESTATE HOLDINGS L & L	1507	COAST	DR	COSTA MESA	No
5	8-4	Alt. 3	140-041-74	17089.2	Public	STATE OF CALIFORNIA	0			COSTA MESA	No
6	8-4	Alt. 3	139-031-76	1029.3	Commercial	BRE & LQ PROP L L C	1515	COAST	DR	COSTA MESA	No
7	8-4	Alt. 3	139-031-41	1328.8	Commercial	ABRAXIS BIOSCIENCE LLC	3300	HYLAND	AVE	COSTA MESA	No
8	8-5	Alt. 3 Alt. 2 Alt. 1	156-181-02	4781.6	Public	COUNTY SANITATION DIST 1 OF OR	10844	ELLIS	AVE	FOUNTAIN VLY	No
9	8-5	Alt. 3 Alt. 2 Alt. 1	156-181-01	200.7	Public	COUNTY SANITATION DIST 1 OF OR	0			FOUNTAIN VALLEY	No
10	8-5	Alt. 3 Alt. 2 Alt. 1	156-165-04	2687.6	Industrial	DK-USA LLC	18480	PACIFIC	ST	FOUNTAIN VALLEY	No
11	8-5	Alt. 3	N/A	3141.5	N/A	N/A	0	N/A	N/A	N/A	No
12	8-5	Alt. 3	N/A	26667.3	N/A	N/A	0	N/A	N/A	N/A	No
13	8-5	Alt. 3 Alt. 2 Alt. 1	156-175-01	12657.6	Public	COUNTY SANITATION DIST 1	18490	EUCLID	ST	FOUNTAIN VALLEY	No
14	8-4 8-5	Alt. 3	N/A	4077.2	N/A	N/A	0	N/A	N/A	N/A	No
15	8-5	Alt. 3	139-031-62	16395.3	Industrial	COMMONWEALTH AVE APTS	1683	SUNFLOWER	AVE	COSTA MESA	No
16	8-5	Alt. 3	139-651-14	3340.2	Industrial	COMMONWEALTH AVE APTS	1683	SUNFLOWER	AVE	COSTA MESA	No
17	8-5	Alt. 3	N/A	13.4	N/A	N/A	0	N/A	N/A	N/A	No

Table 1-Potential ROW Acquisition List

Figure 8 Impact ID	Figure 8 Page Number	Proposed Alternative	APN	Impact (sq/ft)	Land Use	Owner First Name/Property Name	Street#	Street Name	Street Type	City	Potential REC
18	8-5	Alt. 3 Alt. 2 Alt. 1	156-165-05	1846.2	Industrial	VALLEY BUSINESS PARK	10950	VIRGINIA	CIR	FOUNTAIN VALLEY	No
19	8-5	Alt. 3	156-165-08	601.5	Industrial	VALLEY FOUNTAIN	18370	PACIFIC	ST	FOUNTAIN VALLEY	No
20	8-5	Alt. 3	139-661-25	1441.8	Industrial	CAMBRIDGE PARK ASSN	0	N/A	N/A	COSTA MESA	No
21	8-5	Alt. 3	N/A	6.6	N/A	N/A	0	N/A	N/A	N/A	No
22	8-5	Alt. 3 Alt. 2 Alt. 1	156-153-18	15.3	N/A	N/A	0	N/A	N/A	N/A	No
23	8-5	Alt. 3 Alt. 2 Alt. 1	156-141-03	4.8	Single Family Residential	PAUL TRAN	10499	APACHE RIVER	AVE	FOUNTAIN VALLEY	No
24	8-5	Alt. 3	N/A	141.0	N/A	N/A	0	N/A	N/A	N/A	No
25	8-5	Alt. 3	156-153-05	816.2	Public	ORANGE COUNTY WATER DISTRICT	0	N/A	N/A	N/A	No
26	8-5	Alt. 3	139-661-24	1321.7	Industrial	CAMBRIDGE PARK ASSN	0	N/A	N/A	COSTA MESA	No
27	8-5	Alt. 3	N/A	1.7	N/A	N/A	0	N/A	N/A	N/A	No
28	8-5	Alt. 3	N/A	2401.8	N/A	N/A	0	N/A	N/A	N/A	No
29	8-5	Alt. 3 Alt. 1	156-152-02	6886.7	Public	CITY OF FOUNTAIN VALLEY	18240	WARD	ST	FOUNTAIN VALLEY	No
30	8-5	Alt. 3 Alt. 2 Alt. 1	156-152-03	1562.4	Public	CITY OF FOUNTAIN VALLEY	18240	WARD	ST	FOUNTAIN VALLEY	No
31	8-5	Alt. 3 Alt. 2 Alt. 1	156-162-01	228.3	Industrial	DON ROBERTSON	18203	MOUNT BALDY	CIR	FOUNTAIN VALLEY	No
32	8-5	Alt. 3 Alt. 2 Alt. 1	156-172-01	138.5	Industrial	ERNEST KELL	18155	EUCLID	ST	FOUNTAIN VALLEY	No
33	8-5	Alt. 3 Alt. 1	156-152-01	3676.1	Public	CITY OF FOUNTAIN VALLEY	18240	WARD	ST	FOUNTAIN VALLEY	No

Table 1-Potential ROW Acquisition List

Figure 8 Impact ID	Figure 8 Page Number	Proposed Alternative	APN	Impact (sq/ft)	Land Use	Owner First Name/Property Name	Street#	Street Name	Street Type	City	Potential REC
34	8-5	Alt. 3 Alt. 2 Alt. 1	156-171-48	4.7	N/A	N/A	0	N/A	N/A	N/A	No
35	8-5	Alt. 3 Alt. 2 Alt. 1	156-164-04	68.1	Industrial	BROOKS HUBBARD	18125	EUCLID	ST	FOUNTAIN VALLEY	No
36	8-6	Alt. 3 Alt. 2 Alt. 1	156-095-73	212.1	Single Family Residential	CONCORD PLACE HOMEOWNERS ASSN	0	N/A	N/A	N/A	No
37	8-5 8-6	Alt. 3	156-213-40	1288.6	Single Family Residential	VALLEY FOUNTAIN	0	N/A	N/A	FOUNTAIN VALLEY	No
38	8-6	Alt. 3	156-212-43	542.2	Single Family Residential	VALLEY FOUNTAIN	0	N/A	N/A	FOUNTAIN VALLEY	No
39	8-5 8-6	Alt. 3 Alt. 2 Alt. 1	156-151-03	958.2	Commercial	FOUNTAIN VALLEY PLAZA	10540	TALBERT	AVE	FOUNTAIN VALLEY	No
40	8-6	Alt. 3 Alt. 2 Alt. 1	156-091-14	7684.1	Commercial	GLUCKSTEIN FOUNTAIN VALLY	18120	BROOKHURST	ST	FOUNTAIN VALLEY	No
41	8-6	Alt. 3 Alt. 2	157-241-06	344.8	Commercial	TCCC LLC	18025	BROOKHURST	ST	FOUNTAIN VALLEY	No
42	8-5 8-6	Alt. 3 Alt. 2 Alt. 1	169-283-07	114.3	Single Family Residential	MELENCIO DATO	10544	LA PERLA	AVE	FOUNTAIN VALLEY	No
43	8-5 8-6	Alt. 3 Alt. 2 Alt. 1	169-283-09	18.8	Single Family Residential	DUANE VAN DOREN	10568	LA PERLA	AVE	FOUNTAIN VALLEY	No
44	8-5 8-6	Alt. 3 Alt. 2 Alt. 1	169-283-08	76.2	Single Family Residential	DENNIS & PAULA MOSS	10558	LA PERLA	AVE	FOUNTAIN VALLEY	No
45	8-6	Alt. 3 Alt. 2 Alt. 1	169-162-03	7.5	Commercial	N B OIL COMPANY INC	17966	BROOKHURST	ST	FOUNTAIN VALLEY	No
46	8-6	Alt. 3 Alt. 2 Alt. 1	167-261-02	91.6	Commercial	NB OIL CO INC	17971	BROOKHURST	ST	FOUNTAIN VALLEY	No

Table 1-Potential ROW Acquisition List

Figure 8 Impact ID	Figure 8 Page Number	Proposed Alternative	APN	Impact (sq/ft)	Land Use	Owner First Name/Property Name	Street#	Street Name	Street Type	City	Potential REC
47	8-6	Alt. 3 Alt. 2 Alt. 1	169-162-16	6.4	Commercial	SCHORR PROPERTIES INC	10105	TALBERT	AVE	FOUNTAIN VALLEY	No
48	8-6	Alt. 3 Alt. 2 Alt. 1	169-334-01	25.5	Commercial	JAY & KYOUNG KU	10115	TALBERT	AVE	FOUNTAIN VALLEY	No
49	8-6	Alt. 3 Alt. 2 Alt. 1	169-162-10	24.3	Commercial	DOUGLAS HUGHES	0	N/A	N/A	N/A	No
50	8-6	Alt. 3	N/A	101.8	N/A	N/A	0	N/A	N/A	N/A	No
51	8-6	Alt. 3 Alt. 2 Alt. 1	169-162-06	14.6	Commercial	DOUGLAS HUGHES	0	N/A	N/A	FOUNTAIN VALLEY	No
52	8-6	Alt. 3 Alt. 2 Alt. 1	167-282-01	151.5	Commercial	CORP OF THE PRESIDING BISHOP O	17500	BUSHARD	ST	FOUNTAIN VALLEY	No
53	8-6	Alt. 3 Alt. 2 Alt. 1	169-131-17	70.7	Commercial	17570 BROOKHURST LLC	17570	BROOKHURST	ST	FOUNTAIN VALLEY	No
54	8-6	Alt. 3 Alt. 2 Alt. 1	169-131-09	8.3	Commercial	ARCO#6116 (BP WEST COAST PRODUCTS LLC)	17520	BROOKHURST	ST	FOUNTAIN VALLEY	Yes, See Table 2a for the site status. Partial ROW acquisition of REC Site 7-Arco#6116 LUST, narrow ROW take ~1 ft wide
55	8-6	Alt. 3 Alt. 2 Alt. 1	167-241-03	21.4	N/A	N/A	0	N/A	N/A	N/A	No
56	8-6	Alt. 3 Alt. 2 Alt. 1	167-233-09	3.6	Commercial	THRIFTY OIL CO #085	17475	BROOKHURST	ST	FOUNTAIN VALLEY	Yes, See Table 2a for the site status. Partial ROW acquisition of REC Site 9-Thrifty Oil#085 LUST- small triangular area

Table 1-Potential ROW Acquisition List

Figure 8 Impact ID	Figure 8 Page Number	Proposed Alternative	APN	Impact (sq/ft)	Land Use	Owner First Name/Property Name	Street#	Street Name	Street Type	City	Potential REC
57	8-6	Alt. 3 Alt. 2 Alt. 1	167-233-08	138.5	Commercial	JANICE GATH	9945	SLATER	AVE	FOUNTAIN VALLEY	No
58	8-6 8-7	Alt. 3 Alt. 2 Alt. 1	167-281-04	162.2	Multi-Family Residential	SHEA CENTER CORTE BELLA LLC	9531	SLATER	AVE	FOUNTAIN VALLEY	No
59	8-7	Alt. 3 Alt. 2 Alt. 1	167-161-17	176.5	Single Family Residential	DIEP & NHUNG NGUYEN	17398	POPLAR	ST	FOUNTAIN VALLEY	No
60	8-7	Alt. 3	N/A	81.6	N/A	N/A	0	N/A	N/A	N/A	No
61	8-7	Alt. 3	N/A	121.7	N/A	N/A	0	N/A	N/A	N/A	No
62	8-7	Alt. 3 Alt. 2 Alt. 1	167-301-04	257.1	Commercial	POLYTECHNIC PROFESSIONAL CENTE	17101	BUSHARD	ST	FOUNTAIN VALLEY	No
63	8-7	Alt. 3 Alt. 2 Alt. 1	167-141-02	8.8	Commercial	MOBIL OIL CORP	9024	WARNER	AVE	FOUNTAIN VALLEY	No
64	8-7	Alt. 3 Alt. 2 Alt. 1	167-141-09	0.5	Commercial	LESTER SMULL	17070	MAGNOLIA	ST	FOUNTAIN VALLEY	No
65	8-7	Alt. 3 Alt. 2 Alt. 1	167-301-03	3339.8	Commercial	R & R MANAGEMENT LLC	9480	WARNER	AVE	FOUNTAIN VALLEY	No
66	8-7	Alt. 3 Alt. 2 Alt. 1	107-231-09	560.9	Commercial	ANTHONY & JOANN FANTICOLA	8971	WARNER	AVE	HUNTINGTON BEACH	No
67	8-7	Alt. 3	N/A	0.2	N/A	N/A	0	N/A	N/A	N/A	No
68	8-7	Alt. 3 Alt. 2 Alt. 1	143-301-21	1397.3	Commercial	ARMAN AKARAKIAN	9025	WARNER	AVE	FOUNTAIN VALLEY	No
69	8-7	Alt. 3 Alt. 2 Alt. 1	143-301-38	1101.3	Commercial	SANG PARK	9063	WARNER	AVE	FOUNTAIN VALLEY	No
70	8-7	Alt. 3 Alt. 2 Alt. 1	143-311-05	531.7	Commercial	LAKEWOOD EMPIRE PROPERTY LLC	9475	WARNER	AVE	FOUNTAIN VALLEY	No

Table 1-Potential ROW Acquisition List

Figure 8 Impact ID	Figure 8 Page Number	Proposed Alternative	APN	Impact (sq/ft)	Land Use	Owner First Name/Property Name	Street#	Street Name	Street Type	City	Potential REC
71	8-7	Alt. 3 Alt. 2 Alt. 1	143-301-36	96.8	Commercial	TOMDAN ENTERPRISES INC	9024	RECREATION	CIR	FOUNTAIN VALLEY	No
72	8-7	Alt. 3 Alt. 2 Alt. 1	107-231-10	564.8	Commercial	HUNTINGTON PARTNERS LLC	16931	MAGNOLIA	ST	HUNTINGTON BEACH	No
73	8-7	Alt. 3 Alt. 2 Alt. 1	143-301-39	182688.7	Commercial	AMERICAN SOUTHWEST	9065	WARNER	AVE	FOUNTAIN VALLEY	No
74	8-7	Alt. 3	N/A	117.8	N/A	N/A	0	N/A	N/A	N/A	No
75	8-7	Alt. 3 Alt. 2 Alt. 1	143-301-31	370.0	Commercial	JOHN HUISH	9025	RECREATION	CIR	FOUNTAIN VALLEY	No
76	8-7	Alt. 3 Alt. 2 Alt. 1	143-294-02	48.3	Commercial	HUISH,JOHN M FAMILY TRUST	16800	MAGNOLIA	ST	FOUNTAIN VALLEY	No
77	8-7	Alt. 3 Alt. 2 Alt. 1	143-301-33	58468.1	Commercial	RTL PROPERTIES INC	9105	RECREATION	CIR	FOUNTAIN VALLEY	No
78	8-7	Alt. 3 Alt. 2 Alt. 1	143-301-34	37782.4	Commercial	EKBK INC	9125	RECREATION	CIR	FOUNTAIN VALLEY	No
79	8-7	Alt. 3 Alt. 2 Alt. 1	143-311-11	133.1	Multi-Family Residential	CLARENCE CONZELMAN	9440	CLOVER COURT	CIR	FOUNTAIN VALLEY	No
80	8-7	Alt. 3 Alt. 2 Alt. 1	107-231-17	2140.3	Multi-Family Residential	OC & SD HOLDINGS LLC	0	N/A	N/A	N/A	No
81	8-7	Alt. 3 Alt. 2 Alt. 1	143-301-37	6513.9	Public	ORANGE COUNTY FLOOD	0	N/A	N/A	N/A	No
82	8-7	Alt. 3 Alt. 2 Alt. 1	143-294-01	39759.9	Commercial	JOHN HUISH	16800	MAGNOLIA	ST	FOUNTAIN VALLEY	No
83	8-7	Alt. 3 Alt. 2 Alt. 1	107-231-11	1210.2	Public	SCHOOL OCEAN VIEW DIST	16692	LANDAU	LN	HUNTINGTON BEACH	No

Table 1-Potential ROW Acquisition List

Figure 8 Impact ID	Figure 8 Page Number	Proposed Alternative	APN	Impact (sq/ft)	Land Use	Owner First Name/Property Name	Street#	Street Name	Street Type	City	Potential REC
84	8-7	Alt. 3 Alt. 2 Alt. 1	107-232-05	695.0	Public	STATE OF CALIFORNIA	16585	MAGNOLIA	ST	WESTMINSTER	No
85	8-7 8-8	Alt. 3 Alt. 2	107-651-23	15.9	Single Family Residential	RAMON TAMARGO	16522	LANDAU	LN	HUNTINGTON BEACH	No
86	8-7	Alt. 3 Alt. 2 Alt. 1	143-251-55	0.5	Single Family Residential	THOMAS & PENNY ORDWAY	9031	MAZA	CIR	FOUNTAIN VALLEY	No
87	8-7	Alt. 3 Alt. 2 Alt. 1	107-232-03	0.4	Multi-Family Residential	TURNER CASA TIEMPO LLC	8882	HEIL	AVE	WESTMINSTER	No
88	8-7	Alt. 3 Alt. 2 Alt. 1	107-232-04	146.8	Commercial	TY TRINH	16501	MAGNOLIA	ST	WESTMINSTER	No
89	8-8	Alt. 3	N/A	0.6	N/A	N/A	0	N/A	N/A	N/A	No
90	8-8	Alt. 3 Alt. 2 Alt. 1	107-781-06	614.1	Commercial	HEP RESTAURANT LLC	16060	BEACH	BLVD	HUNTINGTON BEACH	No
91	8-8	Alt. 3 Alt. 2 Alt. 1	107-220-66	542.4	Multi-Family Residential	F-B HUNTINGTON LLC ETAL	8400	EDINGER	AVE	HUNTINGTON BEACH	No
92	8-8	Alt. 3 Alt. 2 Alt. 1	107-836-55	34.1	Single Family Residential	JOHN KOCSIS	8422	FURMAN	AVE	WESTMINSTER	No
93	8-8	Alt. 3 Alt. 2 Alt. 1	107-836-24	55.2	Single Family Residential	CHRISTOPHER HOANG	8412	FURMAN	AVE	WESTMINSTER	No
94	8-8	Alt. 3 Alt. 2 Alt. 1	107-836-25	1.4	Single Family Residential	THANH VU	8402	FURMAN	AVE	WESTMINSTER	No
95	8-8	Alt. 3 Alt. 2 Alt. 1	107-212-06	2403.2	Commercial	MAKENA GREAT AMERICA ANZA	0	N/A	N/A	SILVERADO	No
96	8-8 8-9	Alt. 3 Alt. 2 Alt. 1	142-073-17	37.0	N/A	N/A	0	N/A	N/A	N/A	No

Table 1-Potential ROW Acquisition List

Figure 8 Impact ID	Figure 8 Page Number	Proposed Alternative	APN	Impact (sq/ft)	Land Use	Owner First Name/Property Name	Street#	Street Name	Street Type	City	Potential REC
97	8-8 8-9	Alt. 3 Alt. 2 Alt. 1	142-342-23	620.7	Commercial	BELLA TERRA OFFICE LLC	0	N/A	N/A	N/A	No
98	8-9	Alt. 3 Alt. 2 Alt. 1	142-342-15	319.7	Commercial	ONE PACIFIC PLAZA ASSN	7767	CENTER	AVE	HUNTINGTON BEACH	No
99	8-8 8-9	Alt. 3 Alt. 2 Alt. 1	142-341-09	0.4	Commercial	JITKAR INC	15559	BEACH	BLVD	WESTMINSTER	No
100	8-9	3,2	142-342-14	18.2	Commercial	CENTER MEDICAL BUILDING	7677	CENTER	AVE	HUNTINGTON BEACH	No
101	8-8 8-9	Alt. 3 Alt. 2 Alt. 1	142-341-08	5.8	Commercial	ARV INVESTMENTS LLC	15557	BEACH	BLVD	WESTMINSTER	No
102	8-8 8-9	Alt. 3 Alt. 2 Alt. 1	142-341-07	11.2	Commercial	MARK GOTTLIEB	15541	BEACH	BLVD	WESTMINSTER	No
103	8-9	Alt. 3 Alt. 2 Alt. 1	142-341-06	22.2	Commercial	SHELL OIL-MICHAEL MAKOI	15501	BEACH	BLVD	WESTMINSTER	Yes, See Table 2a for the site status. Partial ROW acquisition of the REC Site 15 Shell Oil-LUST-narrow ROW take ~2ft wide
104	8-9	Alt. 3 Alt. 2 Alt. 1	142-471-01	273.6	Commercial	CENTER MEDICAL BUILDING	7500	MCFADDEN	AVE	HUNTINGTON BEACH	No
105	8-9	Alt. 3 Alt. 2 Alt. 1	142-472-02	341.0	Multi-Family Residential	WB-NNC SEAWIND OWNER LLC	15555	HUNTINGTON VILLAGE	LN	HUNTINGTON BEACH	No
106	8-9	Alt. 3 Alt. 2 Alt. 1	142-341-29	7.4	Single Family Residential	TONYA CAMPO	7736	SUGAR	DR	HUNTINGTON BEACH	No
107	8-9	Alt. 3 Alt. 2 Alt. 1	142-272-10	6.6	Single Family Residential	DAVID DIPAOLO	15461	SHASTA	LN	HUNTINGTON BEACH	No

Table 1-Potential ROW Acquisition List

Figure 8 Impact ID	Figure 8 Page Number	Proposed Alternative	APN	Impact (sq/ft)	Land Use	Owner First Name/Property Name	Street#	Street Name	Street Type	City	Potential REC
108	8-9	Alt. 3 Alt. 2 Alt. 1	142-272-09	2.9	Single Family Residential	KEITH GUTHRIE	15451	CASCADE	LN	HUNTINGTON BEACH	No
109	8-9	Alt. 3 Alt. 2 Alt. 1	142-272-08	2.9	Single Family Residential	MIGUEL RAMIREZ	15441	CASCADE	LN	HUNTINGTON BEACH	No
110	8-9	Alt. 3 Alt. 2 Alt. 1	142-271-04	136.6	Industrial	ESS VRS OWNR LLC	7531	MCFADDEN	AVE	HUNTINGTON BEACH	No
111	8-9	Alt. 3 Alt. 2 Alt. 1	142-272-07	2.8	Single Family Residential	JORGE LOPEZ	15431	CASCADE	LN	HUNTINGTON BEACH	No
112	8-9	Alt. 3 Alt. 2 Alt. 1	142-272-06	2.7	Single Family Residential	PHILIP GEHLHAR	15421	CASCADE	LN	HUNTINGTON BEACH	No
113	8-9	Alt. 3 Alt. 2	142-271-05	0.6	Industrial	JOHN & INGE WICKSTOM	7501	MCFADDEN	AVE	HUNTINGTON BEACH	No
114	8-9	Alt. 3 Alt. 2 Alt. 1	142-272-05	2.6	Single Family Residential	DAVID & TAWNIE SAMSON	15411	CASCADE	LN	HUNTINGTON BEACH	No
115	8-9	Alt. 3 Alt. 2 Alt. 1	142-272-04	2.6	Single Family Residential	MARGARET JOLLEY	15401	CASCADE	LN	HUNTINGTON BEACH	No
116	8-9	Alt. 3 Alt. 2 Alt. 1	142-272-03	2.5	Single Family Residential	THUC D NGUYEN	15391	CASCADE	LN	HUNTINGTON BEACH	No
117	8-9	Alt. 3 Alt. 2 Alt. 1	142-311-34	788.6	Industrial	REDEVELOPMENT AGENCY CITY	0	N/A	N/A	N/A	No
118	8-9	Alt. 3 Alt. 2 Alt. 1	142-272-02	2.4	Single Family Residential	ROY HANSEN	15381	CASCADE	LN	HUNTINGTON BEACH	No
119	8-9	Alt. 3 Alt. 2 Alt. 1	142-272-01	2.3	Single Family Residential	JANET BEAUMONT	15371	CASCADE	LN	HUNTINGTON BEACH	No
120	8-9	Alt. 3 Alt. 2 Alt. 1	142-263-13	2.1	Single Family Residential	MATTHEW & CATHY TRAN	15361	CASCADE	LN	HUNTINGTON BEACH	No

Table 1-Potential ROW Acquisition List

Figure 8 Impact ID	Figure 8 Page Number	Proposed Alternative	APN	Impact (sq/ft)	Land Use	Owner First Name/Property Name	Street#	Street Name	Street Type	City	Potential REC
121	8-9	Alt. 3 Alt. 2 Alt. 1	142-263-12	2.0	Single Family Residential	LE DOAN VAN TRUST	15351	CASCADE	LN	HUNTINGTON BEACH	No
122	8-9	Alt. 3 Alt. 2 Alt. 1	142-263-11	1.9	Single Family Residential	JUAN & BARBARA MENDOZA	15341	CASCADE	LN	HUNTINGTON BEACH	No
123	8-9	Alt. 3 Alt. 2 Alt. 1	142-263-10	1.9	Single Family Residential	DELLAMARIE BONOMO	15331	CASCADE	LN	HUNTINGTON BEACH	No
124	8-9	Alt. 3 Alt. 2 Alt. 1	142-263-09	0.7	Single Family Residential	RICHARD AUSTIN	15321	CASCADE	LN	HUNTINGTON BEACH	No
125	8-9	Alt. 3 Alt. 2 Alt. 1	142-311-01	307.6	N/A	N/A	0	N/A	N/A	N/A	No
126	8-9	Alt. 3 Alt. 2 Alt. 1	142-421-13	1.7	Industrial	COP-GOLDENWEST LLC	15172	GOLDENWEST	CIR	WESTMINSTER	No
127	8-9	Alt. 3 Alt. 2 Alt. 1	145-231-16	156.5	Commercial	MOBIL# G3W- GORDON SORK	15001	GOLDENWEST	ST	HUNTINGTON BEACH	Yes, See Table 2a for the site status. Partial ROW acquisition of the REC Site 14 Mobil#18 G3W LUST-narrow ROW take of current landscaping ~2 ft wide
128	8-9	Alt. 3 Alt. 2 Alt. 1	142-382-13	4625.6	Commercial	SHAPELL INDUSTRIES INC	15042	GOLDENWEST	ST	WESTMINSTER	No
129	8-9	Alt. 3	N/A	716.7	N/A	N/A	0	N/A	N/A	N/A	No
130	8-9	Alt. 3 Alt. 2 Alt. 1	142-012-02	69.5	Industrial	GOLDEN AKAR ASSOCIATES	7300	BOLSA	AVE	WESTMINSTER	No
131	8-9 8-10	Alt. 3	N/A	13.2	N/A	N/A	0	N/A	N/A	N/A	No

Table 1-Potential ROW Acquisition List

Figure 8 Impact ID	Figure 8 Page Number	Proposed Alternative	APN	Impact (sq/ft)	Land Use	Owner First Name/Property Name	Street#	Street Name	Street Type	City	Potential REC
132	8-9 8-10	Alt. 3 Alt. 2 Alt. 1	195-373-26	1.5	Public	O C F C D	0	N/A	N/A	N/A	No
133	8-9	Alt. 3 Alt. 2 Alt. 1	096-522-04	1553.4	Commercial	G B ENTERPRISES	0	N/A	N/A	WESTMINSTER	No
134	8-9 8-10	Alt. 3 Alt. 2 Alt. 1	195-373-08	20.5	Commercial	RETAIL PROPERTY TRUST	6951	BOLSA	AVE	WESTMINSTER	No
135	8-9 8-10	Alt. 3 Alt. 2 Alt. 1	195-373-22	1118.5	Commercial	MACDONALD INVESTMENTS	0	N/A	N/A	WESTMINSTER	No
136	8-9	Alt. 3 Alt. 2 Alt. 1	096-522-02	1961.7	Commercial	G B ENTERPRISES	14980	GOLDENWEST	ST	WESTMINSTER	No
137	8-9 8-10	Alt. 3 Alt. 2 Alt. 1	096-522-05	445.7	Public	ORANGE COUNTY FLOOD	0	N/A	N/A	N/A	No
138	8-9 8-10	Alt. 3 Alt. 2 Alt. 1	096-522-06	1443.7	Commercial	G B ENTERPRISES	0	N/A	N/A	N/A	No
139	8-9	Alt. 3 Alt. 2	096-190-66	31.4	N/A		0	N/A	N/A	N/A	No
140	8-9 8-10	Alt. 3 Alt. 2 Alt. 1	195-373-09	55.1	Commercial	SEARS ROEBUCK & CO	100	WESTMINSTER	MALL	WESTMINSTER	No
141	8-10	Alt. 3	N/A	560.4	N/A	N/A	0	N/A	N/A	N/A	No
142	8-10	Alt. 3 Alt. 2 Alt. 1	195-353-01	295.9	N/A	N/A	0	N/A	N/A	N/A	No
143	8-10	Alt. 3 Alt. 2 Alt. 1	096-183-08	0.9	Industrial	GOLDENWEST INVESTMENT LLC	14726	GOLDENWEST	ST	WESTMINSTER	No
144	8-10	Alt. 3 Alt. 2 Alt. 1	195-352-10	5.8	Single Family Residential	MARTHA ROBLES	14701	GOLDENWEST	ST	WESTMINSTER	No

Table 1-Potential ROW Acquisition List

Figure 8 Impact ID	Figure 8 Page Number	Proposed Alternative	APN	Impact (sq/ft)	Land Use	Owner First Name/Property Name	Street#	Street Name	Street Type	City	Potential REC
145	8-10	Alt. 3 Alt. 2 Alt. 1	195-352-09	13.4	Single Family Residential	ARCH BAY HOLDINGS LLC 2009B	14691	GOLDENWEST	ST	WESTMINSTER	No
146	8-10	Alt. 3 Alt. 2 Alt. 1	195-352-08	0.8	Single Family Residential	JUAN GONZALES	14681	GOLDENWEST	ST	WESTMINSTER	No
147	8-10	Alt. 3 Alt. 2 Alt. 1	195-151-34	8.7	Commercial	6452 INDUSTRY WAY LLC	6452	INDUSTRY	WAY	WESTMINSTER	No
148	8-10	Alt. 3 Alt. 2 Alt. 1	195-461-01	120.4	Industrial	COSTA MESA MINI VENTURE LLC	14528	EDWARDS	ST	WESTMINSTER	No
149	8-10	Alt. 3 Alt. 2 Alt. 1	195-372-02	553.6	Commercial	DANIEL SISEMORE	14490	EDWARDS	ST	WESTMINSTER	No
150	8-10	Alt. 3 Alt. 2 Alt. 1	195-371-05	2619.9	Public	CITY OF WESTMINSTER	6502	HOMER	ST	WESTMINSTER	No
151	8-10	Alt. 3 Alt. 2 Alt. 1	195-371-04	530.8	Public	CITY OF WESTMINSTER	0	N/A	N/A	N/A	No
152	8-10	Alt. 3 Alt. 2	195-253-07	49.4	Single Family Residential	JORGE LOZANO	6211	MAHOGANY	AVE	WESTMINSTER	No
153	8-10 8-11	Alt. 3	N/A	4152.3	N/A	N/A	0	N/A	N/A	N/A	No
154	8-11	Alt. 3 Alt. 2	195-243-06	7.8	Multi-Family Residential	JESSE DECANIS	14082	ASH	ST	WESTMINSTER	No
155	8-11	Alt. 3 Alt. 2	195-243-05	7.1	Multi-Family Residential	PICNIC 5	14062	ASH	ST	WESTMINSTER	No
156	8-11	Alt. 3 Alt. 2 Alt. 1	195-241-09	5.3	Commercial	OLD MOBIL STATION- T & G TRUST	14022	SPRINGDALE	ST	WESTMINSTER	Yes, See Table 2a for the site status. Partial ROW acquisition of the REC Site 19- Old Mobil Station LUST-ROW take ~1 ft wide along the sidewalk

Table 1-Potential ROW Acquisition List

Figure 8 Impact ID	Figure 8 Page Number	Proposed Alternative	APN	Impact (sq/ft)	Land Use	Owner First Name/Property Name	Street#	Street Name	Street Type	City	Potential REC
157	8-10 8-11	Alt. 3 Alt. 2 Alt. 1	195-262-01	86.2	Commercial	IN-N-OUT BURGER	6292	WESTMINSTER	BLVD	WESTMINSTER	No
158	8-11	Alt. 3 Alt. 2 Alt. 1	195-141-01	884.3	Commercial	CHEVRON#9-5401 G & M OIL CO LLC	5992	WESTMINSTER	BLVD	WESTMINSTER	Yes, See Table 2a for the site status. Partial ROW acquisition of the REC Site 20 Chevron LUST- ROW take of portion of the gas station along the sidewalk 5-10 feet wide
159	8-11	Alt. 3 Alt. 2 Alt. 1	195-141-04	518.0	Commercial	BRIGHTON INVESTMENT INC INC	5952	WESTMINSTER	BLVD	WESTMINSTER	No
160	8-11	Alt. 3 Alt. 2 Alt. 1	203-291-14	625.4	Commercial	SHELL OIL- DOLORES CASPER	5981	WESTMINSTER	BLVD	WESTMINSTER	Yes, See Table 2a for the site status. Partial ROW acquisition of the REC Site 21 Shell Oil LUST-ROW take of portion of the 5 ft wide portion of the property along the sidewalk
161	8-10 8-11	Alt. 3 Alt. 2 Alt. 1	203-563-04	473.8	Commercial	THRIFTY OIL CO	6311	WESTMINSTER	BLVD	WESTMINSTER	Yes, See Table 2a for the site status. Partial ROW acquisition of portion of the REC Site 23 Thrifty Oil LUST-ROW take of current landscaping 5-10 feet wide

Table 1-Potential ROW Acquisition List

Figure 8 Impact ID	Figure 8 Page Number	Proposed Alternative	APN	Impact (sq/ft)	Land Use	Owner First Name/Property Name	Street#	Street Name	Street Type	City	Potential REC
162	8-11	Alt. 3 Alt. 2 Alt. 1	203-291-13	434.6	Commercial	SPRINGDALE PARTNERS LLC	0	N/A	N/A	N/A	No
163	8-11	Alt. 3 Alt. 2	203-291-07	0.3	Single Family Residential	FORREST BAKER	0	N/A	N/A	WESTMINSTER	No
164	8-11	Alt. 3	N/A	117.9	N/A	N/A	0	N/A	N/A	N/A	No
165	8-11	Alt. 3 Alt. 2 Alt. 1	203-271-16	4.2	Single Family Residential	DONNA FRIZZELL	13721	SPRINGDALE	ST	WESTMINSTER	No
166	8-11	Alt. 3 Alt. 2 Alt. 1	203-321-02	96.1	Single Family Residential	NAM DINH	13711	SIOUX	RD	WESTMINSTER	No
167	8-11	Alt. 3 Alt. 2 Alt. 1	203-322-05	7.6	Single Family Residential	JOHN GABORNO	13691	SIOUX	RD	WESTMINSTER	No
168	8-11	Alt. 3 Alt. 2	203-282-06	1.9	Single Family Residential	DEBRA MANGO	5821	VALLECITO	DR	WESTMINSTER	No
169	8-11	Alt. 3 Alt. 2	203-282-05	5.9	Single Family Residential	DESIREE & ANNE GOMEZ-PALMER	5811	VALLECITO	DR	WESTMINSTER	No
170	8-11	Alt. 3 Alt. 2 Alt. 1	203-261-13	3.3	Single Family Residential	TUYEN & MINH THU NGUYEN	13692	SPRINGDALE	ST	WESTMINSTER	No
171	8-11	Alt. 3 Alt. 2	203-282-04	3.3	Single Family Residential	TRUNG TANG	5801	VALLECITO	DR	WESTMINSTER	No
172	8-11	Alt. 3 Alt. 2	203-282-03	1.1	Single Family Residential	ELIDA LAING	5795	VALLECITO	DR	WESTMINSTER	No
173	8-15 8-16	Alt. 3 Alt. 2 Alt. 1	095-020-19	30640.1	Public	UNITED STATES OF AMERICA	0	N/A	N/A	N/A	No
174	8-15	Alt. 3 Alt. 2 Alt. 1	217-144-19	0.5	Public	CITY OF SEAL BEACH	0	N/A	N/A	N/A	No

Table 1-Potential ROW Acquisition List

Figure 8 Impact ID	Figure 8 Page Number	Proposed Alternative	APN	Impact (sq/ft)	Land Use	Owner First Name/Property Name	Street#	Street Name	Street Type	City	Potential REC
175	8-17	Alt. 3 Alt. 2 Alt. 1	086-011-13	933.1	Public	STATE OF CALIFORNIA	0	N/A	N/A	SEAL BEACH	No
176	8-16	Alt. 3 Alt. 2 Alt. 1	130-014-06	4620.8	N/A	N/A	0	N/A	N/A	N/A	No
177	8-17	Alt. 3 Alt. 2 Alt. 1	086-011-54	560.1	Public	STATE OF CALIFORNIA	0	N/A	N/A	N/A	No
178	8-17	Alt. 3 Alt. 2 Alt. 1	086-011-19	1263.1	Public	STATE OF CALIFORNIA	0	N/A	N/A	SEAL BEACH	No
179	8-16	Alt. 3 Alt. 2 Alt. 1	086-483-22	13978.7	Public	ORANGE COUNTY FLOOD	0	N/A	N/A	N/A	No
180	8-16	Alt. 3 Alt. 2 Alt. 1	217-371-07	145.0	Commercial	AL U S & SEAL BEACH SENIOR	3850	LAMPSON	AVE	SEAL BEACH	No
181	8-17	Alt. 3 Alt. 2	086-451-14	67.2	Public	ORANGE COUNTY FLOOD	0	N/A	N/A	N/A	No
182	8-17	Alt. 3 Alt. 2	086-444-23	598.0	Single Family Residential	DIANA & MARVIN LAGARDE	12691	MARTHA ANN	DR	LOS ALAMITOS	No
183	8-6	Alt. 3 Alt. 2 Alt. 1	156-094-01	1096.7	Commercial	FRANK DE GELAS	10480	TALBERT	AVE	FOUNTAIN VALLEY	No
184	8-10	Alt. 3 Alt. 2	195-373-17	58.9	Commercial	RETAIL PROPERTY TRUST	300	WESTMINSTER	MALL	WESTMINSTER	No
185	8-10	Alt. 3 Alt. 2	195-373-25	848.2	Commercial	RETAIL PROPERTY TRUST	14600	EDWARDS	ST	WESTMINSTER	No
186	8-10	Alt. 3 Alt. 2	195-373-27	0.8	Commercial	STAN SMOLIN	0	N/A	N/A	N/A	No
187	8-10	Alt. 3 Alt. 2	195-271-29	25.6	Multi-Family Residential	HOLLYBROOK	14181	EDWARDS	ST	WESTMINSTER	No
188	8-10	Alt. 3 Alt. 2	195-291-03	2.2	Single Family Residential	GUDELIA LAVARIAS	0	N/A	N/A	N/A	No

Table 1-Potential ROW Acquisition List

Figure 8 Impact ID	Figure 8 Page Number	Proposed Alternative	APN	Impact (sq/ft)	Land Use	Owner First Name/Property Name	Street#	Street Name	Street Type	City	Potential REC
189	8-11	Alt. 3 Alt. 2 Alt. 1	203-313-02	29445.3	N/A	N/A	0	N/A	N/A	N/A	No

N/A-Not Available

4.2 TITLE RECORDS

The list of preliminary ROW acquisition is presented in Section 4.1. The list will be finalized at later stages of the project.

Title reports for the freeway ROW acquisition properties were not obtained and not reviewed for this report.

4.3 ENVIRONMENTAL LIENS OR ACTIVITY AND OTHER USE LIMITATIONS

The site is owned and operated by Caltrans. There are no known environmental liens or activity or other environmental use limitations for the freeway ROW.

The environmental lien search reports for the site ROW acquisition properties were not obtained and not reviewed for this report.

4.4 SPECIALIZED INFORMATION

The User reported no specialized knowledge of RECs or other potential environmental concerns in connection with the site.

4.5 COMMONLY-KNOWN OR REASONABLY-ASCERTAINABLE INFORMATION

GDC was provided or had available for reference the following reports regarding Site conditions:

- The Major Investment Study (MIS) (Parsons, 2005),
- Aerially Deposited Lead Investigations from Ellis Street to Ward Avenue, at Seal Beach Boulevard, and at Euclid Avenue (Geocon Consultants 1999, 2004a, 2004b). The three Geocon reports investigated and reported on aerially-deposited lead conditions along limited parts of the route.
- Two GDC-prepared ISAs and two Site Investigation (SI) reports as part of the SR-22 WCC Improvement Project for I-405/I-605 Connector improvements and for I-405/SR-22 Connector improvements (GDC 2007, 2008, 2009). A recently completed update to the SR-22 WCC improvement project was also considered during this assessment (GDC, 2010).

The reports have been reviewed and the conditions reported have been incorporated into this report. These previously prepared reports are listed in Section 14.0 of this report under References.

4.6 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES

The list of preliminary potential ROW acquisition properties is presented in Section 4.1 and is not finalized at this stage of the project. Potential cost reduction due to environmental issues should be evaluated on a case by case basis for each proposed acquisition property once the list of the acquisition properties is finalized.

4.7 OWNER, PROPERTY MANAGER, AND OCCUPANT INFORMATION

The site lies generally within existing ROW operated by Caltrans. Areas outside of Caltrans right-of-way were not assessed as part of this report, nor were fee parcels or temporary construction easements that may be needed for the completion of the improvements.

4.8 REASON FOR PERFORMING ISA

This report was prepared by GDC at the request of Parsons as part of the study for improvements at the site to meet increasing transportation needs in Orange County. The ISA was prepared in order to identify potential hazardous materials/sites within the study area for the Interstate 405 project. This information will be included as part of the Interstate 405 Advanced Planned Study.

4.8 OTHER

The User has made known to the Environmental Professional no reason why the User wants to have this ISA performed other than items stated in Section 4.7 above.

5.0 RECORDS REVIEW

5.1 STANDARD RECORD REVIEW

GDC conducted a review of regulatory search information prepared by Environmental Data Resources, Inc (EDR). The search radii equaled or exceeded the criteria specified in ASTM E1527-05. A regulatory records search of this nature is based on information published by state and federal regulatory agencies, and is used to evaluate if the Site or nearby properties are listed as having a past or present record of actual or potential environmental impact. Please note that regulatory listings include only those facilities that are known to the regulatory agencies at the time of publication.

The databases that were searched include:

Federal Reports:

- NPL: National Priority List (Superfund).
- Proposed NPL: Proposed National Priority List Sites
- DELISTED NPL: National Priority List Deletions
- NPL LIENS: Federal Superfund Liens
- CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System
- CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned
- CORRACTS: Corrective Action Report
- RCRA: Resource Conservation and Recovery Act Information
- ERNS: Emergency Response Notification System
- HMIRS: Hazardous Materials Information Reporting System
- US ENG CONTROLS: Engineering Controls Sites List
- US INST CONTROL: Sites with Institutional Controls
- DOD: Department of Defense Sites
- FUDS: Formerly Used Defense Sites
- US BROWNFIELDS: A Listing of Brownfields Sites
- CONSENT: Superfund (CERCLA) Consent Decrees
- ROD: Records Of Decision
- UMTRA: Uranium Mill Tailings Sites

- ODI: Open Dump Inventory
- TRIS: Toxic Chemical Release Inventory System
- TSCA: Toxic Substances Control Act
- FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
- FTTS INSP: FIFRA/ TSCA Tracking System
- SSTs: Section 7 Tracking Systems
- LIENS 2: CERCLA Lien Information
- RADINFO: Radiation Information Database
- CDL: Clandestine Drug Labs
- HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing
- ICIS: Integrated Compliance Information System
- LUCIS: Land Use Control Information System
- DOT OPS: Incident and Accident Data
- PADS: PCB Activity Database System
- MLTS: Material Licensing Tracking System
- MINES: Mines Master Index File
- FINDS: Facility Index System/Facility Registry System
- RAATS: RCRA Administrative Action Tracking System
- BRS: Biennial Reporting System
- USGS WATER WELLS: National Water Information System (NWIS)
- PWS: Public Water System Data

State and Local Reports:

- HIST CAL-SITES: Calsites Database
- CA BOND EXP. PLAN: Bond Expenditure Plan
- SCH: School Property Evaluation Program
- TOXIC PITS: Toxic Pits Cleanup Act Sites
- SWF/LF (SWIS): Solid Waste Information System
- CA WDS: Waste Discharge System
- WMUDS/SWAT: Waste Management Unit Database

- CORTESE: "Cortese" Hazardous Waste & Substances Sites List
- SWRCY: Recycler Database
- LUST REG 1: Active Toxic Site Investigation
- LUST: Leaking Underground Storage Tank Report
- CA FID UST: Facility Inventory Database
- SLIC: Statewide SLIC Cases
- UST: Active UST Facilities
- HIST UST: Hazardous Substance Storage Container Database
- LIENS: Environmental Liens Listing
- AST: Aboveground Petroleum Storage Tank Facilities
- SWEEPS UST: SWEEPS UST Listing
- CHMIRS: California Hazardous Material Incident Report System
- NOTIFY 65: Proposition 65 Records
- DEED: Deed Restriction Listing
- VCP: Voluntary Cleanup Program Properties
- DRYCLEANERS: Cleaner Facilities
- WIP: Well Investigation Program Case List
- RESPONSE: State Response Sites
- HAZNET: Facility and Manifest Data
- EMI: Emissions Inventory Data
- HAULERS: Registered Waste Tire Haulers Listing
- ENVIROSTOR: EnviroStor Database

EDR also provides a listing of tribal records, former manufactured coal gas sites and pertinent county records.

Pertinent information from this report is summarized in Tables 2a and 2b included at the end of this section, which lists all sites that are considered relevant to this assessment. In preparing this summary table, the focus was on known releases and incidents that may have impacted the soil and/or groundwater at the site. Accordingly, the RCRA small generator listing and other records that merely identify the use of hazardous materials at a particular adjacent site are not high-lighted.

Numerous properties listed in the EDR database have been reviewed, and selected properties considered to be a potential REC were reviewed in detail. The official web site of the Department of Toxic Substances Control (DTSC) and the State Water Resources Control Board (SWRCB) were reviewed for further information available for the properties in question and all additional available documents.

Sites that are identified as RECs based on the review of all available records are summarized and described in the Tables 2a and 2b in Section 5.3. Most of these are underground storage tank sites where fuel or other stored product/waste has been reported released or spilled.

The EDR report dated October 30, 2009 is presented in Appendix B. It lists all regulatory lists that were searched as part of this review. Due to its size, only the properties considered to be a REC were presented in Appendix B. The entire report is submitted in the electronic form to the User, and also saved in GDC files and available for review upon request.

5.2 ADDITIONAL ENVIRONMENTAL RECORDS REVIEW

In addition to the database review, the following local and/or state agencies were contacted with regard to any environmental issues related to the site:

- Environmental Protection Agency (EPA)
- Department of Toxic Substances Control (DTSC)
- South Coast Air Quality Management District (SCAQMD)

In most instances the agencies contacted are not in a position to respond to a general request as their records are by street addresses. As this is a public thoroughfare they would not have referenced records for the freeway ROW. No conditions were identified as a result of these contacts that indicate an REC for the site.

GDC also reviewed files of the following agencies:

- Regional Water Quality Control Board, Santa Ana (RWQCB)
- Orange County Health Care Agency (OCHCA)
- Department of Oil and Gas (DOG)

Available DTSC and RWQB on-line files for the properties in the EDR report considered to be a potential REC were reviewed. The findings are incorporated in Section 5.3. The Department of Oil and Gas (DOG) was contacted for the documents pertaining to oil wells potentially located within or adjacent to the site. These findings

are further presented in Section 7.5. Additional DTSC and RWQB online files available for the properties considered a REC to the Site, and the available DOG files are presented in Appendix D.

5.3 RECORD REVIEW FINDINGS

There are 19 open LUST sites, 2 open Department of Defense (DOD) military cleanup sites, 2 open dry cleaning sites, 1 SLIC site and 1 ERNS site that are considered to be RECs to the Site. Each of these, except for the one ERNS site, has a potential to impact groundwater conditions within the freeway ROW. There is no known case of such contamination extending to the freeway soils. Results of the record review and list of the REC properties are presented in the Tables 2a and 2b at the end of this Section. The property locations are plotted on Figures 7-1 to 7-22 and Figures 8-1 to 8-22.

Sites presented in the Tables 2a and 2b shown at the end of this section are currently under remediation due to known releases that have contaminated soil and groundwater. These sites are located either adjacent to the proposed site improvements or at a distance from the site where the site groundwater could have been impacted. Table 2a represents potential ROW acquisition REC properties, and Table 2b is showing non-acquisition REC properties.

Historically highest groundwater depth along the site alignment varies between 5 and 30 feet bgs and generally flows towards the west; however, local groundwater migrations cannot be predicted. Based on the groundwater monitoring reports for the project REC properties, some of which are presented in Appendix D, groundwater flow direction was not consistent and varied from year to year for the same REC site. Therefore, it should be assumed that any of the sites presented in Table 2a and Table 2b that have contaminated groundwater in their area may have contributed to potential groundwater contamination at the Site.

Project construction includes replacement of 17 bridges, widening of 4 bridges and construction of 7 new bridges. Groundwater will likely be encountered during bridge construction. Final bridge design and construction methods are not available at this time; however, for the purpose of construction planning it should be assumed that construction dewatering will be needed.

A brief summary of record review findings is presented below:

Potential ROW acquisition properties:

Total of 12 potential ROW acquisition properties are considered to be RECs, 8 partial-acquisition and 4 full-acquisition properties as shown below:



- Eight REC properties are proposed for preliminary partial ROW acquisition; these properties are presented in Table 2a of this section and listed below:
 1. Arco #6116 (BP West Coast Products, LLC) 17520 Brookhurst Street, Fountain Valley (site ID no.54)
 2. Thrifty Oil Co.#085, 17475 Brookhurst Street, Fountain Valley (site ID no.56)
 3. Mobil#18 G3W, 15001 Goldenwest Street, Huntington Beach (site ID no.127)
 4. Shell Oil, 15501 Beach Boulevard, Westminster (site ID no.103)
 5. Old Mobil Station, 14022 Springdale Street, Westminster (site ID no.156)
 6. Chevron#9-5401, 5992 Westminster Blvd, Westminster (site ID no.158)
 7. Shell Oil, 5981 Westminster Blvd, Westminster (site ID no.160)
 8. Thrifty Oil, 6311 Westminster Blvd, Westminster (site ID no.161)

We recommend that the specific ISAs for each one of the potential ROW acquisitions REC properties should be performed during PA& ED phase of the project.

- Four potential ROW acquisition properties are proposed for full ROW acquisition; these are labeled as 73, 77, 78, and 82 in Table 1 (Sports Authority retail store, Fountain Valley Skating Center, Days Inn motel, and Boomers, respectively) and are occupied with buildings. No REC was discovered for these properties as part of the database review. However, full acquisition of any property will require site specific investigation including ACM and LBP during PA& ED phase of the project.

Non-Acquisition properties:

- Nineteen LUST sites have a potential to impact groundwater conditions at the freeway ROW, and are considered to be REC to the Site. Nine out of 19 LUST sites are located adjacent to the proposed Site street improvements. If construction is planned that will encounter groundwater or if construction dewatering is required, groundwater should be tested for Total Petroleum Hydrocarbons (TPH) for both gasoline and diesel, and Volatile Organic Compounds (VOC) during PA&ED phase of the project to evaluate proper methods to manage and dispose of the groundwater that might be removed during construction.
- Two dry cleaning facilities and one SLIC property, which is adjacent to the proposed Site street improvements, have a potential to impact site groundwater. One dry cleaning facility (Sher Lane Cleaners) has a potential to impact groundwater conditions within the freeway ROW at I-405/Route 39,

where new bridges and widening of an existing bridge, which is an REC, are planned. If construction is planned that will encounter groundwater, groundwater should be tested during PA&ED phase of the project for perchloroethylene (PCE) and trichloroethylene (TCE) to manage and dispose of the groundwater that might be removed during construction.

- Two DOD facilities, Naval Weapons Station Seal Beach and Los Alamitos Joint Forces Training Base, are not listed in the EDR database. The Regional Water Quality Control Board (RWQCB) and the Department of Toxic Substances Control (DTSC) have been overseeing environmental investigations and cleanups at DOD facilities for several years for numerous substance releases. Both of these facilities have a potential to impact groundwater conditions at the freeway ROW and are RECs. If construction is planned that will encounter the groundwater in the portion of the site from the I-405/I-605 connector to the I-405/SR-22 connector, groundwater should be tested for CA Title 22 Metals, TPH (diesel and Gasoline), VOCs, TCE, PCE, and pH during PA&ED phase of the project to assure proper management and disposal of the groundwater that might be removed during construction.

Other Site Concerns:

- A spill of 220 gallons of diesel fuel occurred during a traffic accident in 1987 at NB I-405 south of I-605 is listed in ERNS database. There are no records of Site cleanup, and no available additional records. The exact location of the spill was not available. It should be assumed that the soil in the area of release is impacted by TPH, which is an REC. Due to the unknown location of the spill, the upper 2 feet of soil excavated along the NB I-405 shoulder, from the I-605/I-405 connector to approximately 1,000 ft south of the I-605/I-405 connector, should be set aside and tested during PA&ED phase of the project for TPH (gasoline and diesel) before disposal or reuse at the Site.

Table 2a-Database Summary Review Table of the Potential ROW Acquisition REC Properties

FIGURE 7 PAGE NUMBER	SITE ID NO.	FIGURE 7 DESIGNATION NUMBER	FIGURE 8 PAGE NUMBER	PROPERTY NAME	PROPERTY ADDRESS	PROPERTY USE/TYPE OF BUSINESS	DATABASE	APPROXIMATE CLOSEST DISTANCE FROM THE FREEWAY (FT)	ADJACENT TO THE SITE/STREET IMPROVEMENTS	MEDIA AFFECTED	CONTAMINANT	SITE STATUS
7-6	54	7	8-6	ARCO #6116 (BP WEST COAST PRODUCTS LLC 06116)	17520 BROOKHURST, FOUNTAIN VALLEY, CA 92708	GAS STATION	LUST	900	YES	OTHER GROUNDWATER (USES OTHER THAN DRINKING WATER), SOIL	GASOLINE, WASTE OIL / MOTOR / HYDRAULIC / LUBRICATING	CASE IS OPEN. GROUNDWATER AND SOIL CONTAMINATION. REMEDIATION AS OF 1/1/1994. 23 WELLS MONITORED - SEMI-ANNUALLY. FULL OR PARTIAL ACQUISITION POTENTIAL IMPACT TO THE SITE SOIL AND GROUNDWATER. AN REC TO THE SITE. POTENTIAL PARTIAL ROW ACQUISITION.
7-6	56	9	8-6	THRIFTY OIL #085	17475 BROOKHURST ST - FOUNTAIN VALLEY, CA 92708	GAS STATION	LUST	900	YES	OTHER GROUNDWATER (USES OTHER THAN DRINKING WATER), SOIL	GASOLINE	CASE IS OPEN. GROUNDWATER AND SOIL CONTAMINATION. REMEDIATION AS OF 9/29/1988. 12 WELLS MONITORED QUARTERLY, 7 SEMI-ANNUALLY. THE PROPERTY IS ADJACENT TO THE STREET IMPROVEMENTS. POTENTIAL IMPACT TO THE SITE SOIL AND GROUNDWATER. AN REC TO THE SITE. POTENTIAL PARTIAL ROW ACQUISITION.
7-9	127	14	8-9	MOBIL #18-G3W	15001 GOLDENWEST ST - HUNTINGTON BEACH, CA 92647	GAS STATION	HAZNET, LUST	200	YES	AQUIFER USED FOR DRINKING WATER SUP	GASOLINE	CASE IS OPEN. GROUNDWATER CONTAMINATION. REMEDIATION AS OF 4/7/2004. 24 WELLS MONITORED QUARTERLY. POTENTIAL IMPACT TO THE SITE GROUNDWATER IS AN REC TO THE SITE. POTENTIAL PARTIAL ROW ACQUISITION.
7-9	103	15	8-9	SHELL OIL	15501 BEACH BLVD - WESTMINSTER, CA 92683	GAS STATION	LUST, CA FID USTT, HIST CORTESE	1100	YES	OTHER GROUNDWATER (USES OTHER THAN DRINKING WATER)	GASOLINE	CASE IS OPEN. GROUNDWATER CONTAMINATION. REMEDIATION AS OF 2/14/2003. 19 WELLS MONITORED QUARTERLY. GW FLOWS NE. POTENTIAL IMPACT TO THE SITE GROUNDWATER IS AN REC TO THE SITE. POTENTIAL PARTIAL ROW ACQUISITION.

Table 2a-Database Summary Review Table of the Potential ROW Acquisition REC Properties

FIGURE 7 PAGE NUMBER	SITE ID NO.	FIGURE 7 DESIGNATION NUMBER	FIGURE 8 PAGE NUMBER	PROPERTY NAME	PROPERTY ADDRESS	PROPERTY USE/TYPE OF BUSINESS	DATABASE	APPROXIMATE CLOSEST DISTANCE FROM THE FREEWAY (FT)	ADJACENT TO THE SITE/STREET IMPROVEMENTS	MEDIA AFFECTED	CONTAMINANT	SITE STATUS
7-11	156	19	8-11	OLD MOBIL STATION	14022 SPRINGDALE AVE - WESTMINSTER, CA 92683	GAS STATION	LUST	50	YES	AQUIFER USED FOR DRINKING WATER SUPPLY	GASOLINE	CASE IS OPEN - SITE ASSESSMENT AS OF 5/1/2004. 11 WELLS MONITORED QUARTERLY. WELL BEING SAMPLED DURING REMEDIAL ACTION FOR PROGRESS ASSESSMENT. GW FLOWS NW. POTENTIAL IMPACT TO THE SITE GROUNDWATER IS AN REC TO THE SITE. POTENTIAL PARTIAL ROW ACQUISITION.
7-11	158	20	8-11	CHEVRON #9-5401	5992 WESTMINSTER BLVD - WESTMINSTER, CA 92683	GAS STATION	LUST, CA FID USTT, SWEEPS UST, HIST CORTESE	50	YES	OTHER GROUNDWA TER (USES OTHER THAN DRINKING WATER)	GASOLINE	CASE IS OPEN. GROUNDWATER CONTAMINATION. REMEDIATION AS OF 8/24/2004. 19 WELLS MONITORED QUARTERLY. POTENTIAL IMPACT TO THE SITE GROUNDWATER IS AN REC TO THE SITE. POTENTIAL PARTIAL ROW ACQUISITION.
7-11	160	21	8-11	SHELL OIL	5981 WESTMINSTER BLVD - WESTMINSTER, CA 92683	GAS STATION	LUST	50	YES	OTHER GROUNDWA TER (USES OTHER THAN DRINKING WATER)	WASTE OIL / MOTOR / HYDRAULIC / LUBRICATING	CASE IS OPEN, GROUNDWATER CONTAMINATION. REMEDIATION AS OF 1/18/2001. 15 WELLS MONITORED QUARTERLY. POTENTIAL IMPACT TO THE SITE GROUNDWATER IS AN REC TO THE SITE. POTENTIAL PARTIAL ROW ACQUISITION.
7-10	161	23	8-10	THRIFTY OIL	6311 WESTMINSTER BLVD - WESTMINSTER, CA 92683	GAS STATION	LUST, CA FID USTT, HIST CORTESE	50	YES	OTHER GROUNDWA TER (USES OTHER THAN DRINKING WATER)	CHLORINATED HYDROCARBONS , GASOLINE	CASE IS OPEN. GROUNDWATER CONTAMINATION. REMEDIATION AS OF 7/31/1995.15 WELLS MONITORED QUARTERLY. POTENTIAL IMPACT TO THE SITE GROUNDWATER IS AN REC TO THE SITE. POTENTIAL PARTIAL ROW ACQUISITION.

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FIGURE 7 PAGE NUMBER	FIGURE 7 DESIGNATION NUMBER	FIGURE 8 PAGE NUMBER	PROPERTY NAME	PROPERTY ADDRESS	PROPERTY USE/TYPE OF BUSINESS	DATABASE	APPROXIMATE CLOSEST DISTANCE FROM THE FREEWAY (FT)	ADJAC ENT TO THE SITE/ST REET IMPROV EMENT	MEDIA AFFECTED	CONTAMINANT	SITE STATUS
7-3	1	8-3	NEWPORT MESA UNIFIED SCHOOL	2985A BEAR - COSTA MESA, CA 92626	SCHOOL	LUST	400	NO	AQUIFER (USED FOR DRINKING WATER SUPPLY	GASOLINE, WASTE OIL / MOTOR / HYDRAULIC / LUBRICATING	CASE IS OPEN. GROUNDWATER CONTAMINATION. REMEDIATION AS OF 10/31/2008. 19 WELLS MONITORED QUARTERLY, 7 SEMI-ANNUALLY. POTENTIAL IMPACT TO THE SITE GROUNDWATER IS AN REC TO THE SITE.
7-5	2	8-5	OCSO AUTO SHOP	10844 ELLIS, FOUNTAIN VALLEY, CA 92708	COUNTY OFFICE MAINTENENCE SHOP	LUST	700	NO	OTHER GROUNDWATER (USES OTHER THAN DRINKING WATER), SOIL	DIESEL, GASOLINE	CASE IS OPEN. SOIL AND GROUNDWATER CONTAMINATION.REMEDIATION AS OF 12/12/2006 10 WELLS MONITORED - SEMI-ANNUALLY. POTENTIAL IMPACT TO THE SITE GROUNDWATER IS AN REC TO THE SITE.
7-4	3	8/-4	MOBIL #18- HDR	3195 HARBOR, COSTA MESA, CA 92626	GAS STATION	LUST	350	YES	OTHER GROUNDWATER (USES OTHER THAN DRINKING WATER), SOIL	GASOLINE, WASTE OIL / MOTOR / HYDRAULIC / LUBRICATING	CASE IS OPEN. SOIL AND GROUNDWATER CONTAMINATION. REMEDATION AS OF 11/4/1987. 20 WELLS MONITORED QUARTERLY, 6 SEMI-ANNUALLY. POTENTIAL IMPACT TO THE SITE SOIL AND GROUNDWATER IS AN REC TO THE SITE.
7-4	4	8-4	LOS ANGELES TIMES-SOUTH TANKS	1375 SUNFLOWER, COSTA MESA, CA 92626	COMMERCIAL BUSSINESS	LUST	300	NO	OTHER GROUNDWATER (USES OTHER THAN DRINKING WATER), SOIL	GASOLINE	CASE IS OPEN. SOIL AND GROUNDWATER CONTAMINATION. VERIFICATION MONITORING AS OF 2/28/2002. 13 WELLS MONITORED ANNUALLY. POTENTIAL IMPACT TO THE SITE GROUNDWATER IS AN REC TO THE SITE.
7-5	5	8-5	KODAK PROFESSIONAL LABORATORY	18250 EUCLID STREET, - FOUNTAIN VALLEY, CA 92708	COMMERCIAL BUSSINESS	SLIC	400	YES	OTHER GROUNDWATER (USES OTHER THAN DRINKING WATER), SOIL	OTHER CHLORINATED HYDROCARBONS	CASE OS OPEN. SOIL AND GROUNDWATER CONTAMINATION. SITE ASSESSMENT AS OF 8/10/2009. NO MONITORING REPORTS POSTED YET. ADJACENT TO THE STREET IMPROVEMENT. POTENTIAL IMPACT TO THE SITE SOIL AND GROUNDWATER IS AN REC TO THE SITE.

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7-6	6	8-6	TEXACO SERVICE STATION	17966 BROOKHURST - FOUNTAIN VALLEY, CA 92708	GAS STATION	RCRA-SQG, FINDS, HAZNET, LUST	500	YES	OTHER GROUNDWATER (USES OTHER THAN DRINKING WATER), SOIL	GASOLINE	CASE IS OPEN. SITE ASSESSMENT AS OF 6/30/2004. 12 WELLS MONITORED - SEMI-ANNUALLY. GW FLOWS TO THE SOUTH AWAY FROM THE I-405. ADJACENT TO THE STREET IMPROVEMENTS. POTENTIAL IMPACT TO THE SITE SOIL AND GROUNDWATER IS AN REC TO THE SITE.
7-6	8	8-6	EXXON #7- 3738	17474 BROOKHURST ST - FOUNTAIN VALLEY, CA 92708	GAS STATION	LUST	900	YES	OTHER GROUNDWATER (USES OTHER THAN DRINKING WATER), SOIL	GASOLINE	CASE IS OPEN. GROUNDWATER AND SOIL CONTAMINATION. VERIFICATION MONITORING AS OF 6/23/2005. 11 WELLS MONITORED QUARTERLY, 8 ANNUALLY. ADJACENT TO THE STREET IMPROVEMENTS. POTENTIAL IMPACT TO THE SITE SOIL AND GROUNDWATER. AN REC TO THE SITE.
7-8	10	8-8	HUNTINGTON CENTER CAR WASH	16061 BEACH, HUNTINGTON BEACH, CA 92647	OIL CHANGE STATION	LUST	750	YES	AQUIFER (USED FOR DRINKING WATER SUPPLY	GASOLINE	CASE IS OPEN. GROUNDWATER CONTAMINATION. REMEDIATION AS OF 6/10/2003. 6 WELLS MONITORED QUARTERLY 6, 15 SEMI-ANNUALLY, 4 ANNUALLY. POTENTIAL IMPACT TO THE SITE GROUNDWATER IS AN REC TO THE SITE.

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7-8	11	8-8	SHER LANE RETAIL CENTER DRY CLEANER	7672-7746 EDINGER AVENUE - HUNTINGTON BEACH, CA 92647	DRY CLEANERS	SLIC	760	NO	OTHER GROUNDWATER (USES OTHER THAN DRINKING WATER), SOIL, SOIL VAPOR	PERCHLOROETHYLE NE (PCE), TRICHLOROETHYLEN E (TCE)	CASE IS OPEN SOIL AND GROUNDWATER CONTAMINATION. SITE ASSESSMENT AS OF 12/10/2005 . TWO DRY CLEANERS FACILITIES WERE LOCATED AT THIS SITE. FEBRUARY 15, 2004, SEVEN PUSH BORINGS WERE ADVANCED, SOIL AND GROUNDWATER SAMPLES WERE COLLECTED. GROUNDWATER WAS DETECTED AT 7 TO 13 FEET BELOW GROUND SURFACE. GROUNDWATER SAMPLES: PCE CONCENTRATIONS RANGED FROM 2.3 TO 144 MICROGRAM/LITER (UG/L) AND TCE CONCENTRATIONS RANGED FROM 4.4 TO 923 UG/L. MARCH 2, 2005, THREE 2-INCH DIAMETER GROUNDWATER MONITORING WELLS WERE INSTALLED. BENZENE, AND TOLUENE WERE DETECTED IN SOIL SAMPLES COLLECTED AT 10 FT. BG FROM ALL THREE BORINGS. GROUNDWATER SAMPLES CONTAINED PCE RANGING FROM ND TO 824 UG/L AND TCE FROM ND TO 566UG/L. GROUNDWATER IS SAMPLED QUARTERLY. POTENTIAL IMPACT TO THE SITE GROUNDWATER IS AN REC TO THE SITE.
7-8	12	8-8	MOBIL #18- D9R	16001 BEACH BLVD - HUNTINGTON BEACH, CA 92647	GAS STATION	LUST	700	YES	AQUIFER USED FOR DRINKING WATER SUPPLY	GASOLINE, WASTE OIL / MOTOR / HYDRAULIC / LUBRICATING	CASE IS OPEN. GROUNDWATER CONTAMINATION. REMEDIATION AS OF 5/1/1992 .18 WELLS MONITORED QUARTERLY, 14 SEMI-ANNUALLY, 4 ANNUALLY. POTENTIAL IMPACT TO THE SITE GROUNDWATER IS AN REC TO THE SITE.

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7-8	13	8-8	JC PENNY	7777 EDINGER AVE - HUNTINGTON BEACH, CA 92647	RETAIL STORE	LUST	1290	NO	AQUIFER USED FOR DRINKING WATER SUP	GASOLINE	CASE IS OPEN. GROUNDWATER CONTAMINATION. SITE ASSESSMENT AS OF 3/26/2009. WELL HAS NOT SHOWN RELIABLE CONSISTENCY YET TO WARRANT REDUCTION IN SAMPLING FREQUENCY. 9 WELLS MONITORED QUARTERLY. WELL WITHIN 2000' OF PRODUCTION WELL POTENTIAL RISKS TO HUMAN OR ECOLOGICAL HEALTH. POTENTIAL IMPACT TO THE SITE GROUNDWATER IS AN REC TO THE SITE.
7-9	16	8-9	CHEVRON #9- 5492	15482 BEACH BLVD - WESTMINSTER, CA 9268	GAS STATION	LUST	1300	YES	OTHER GROUNDWATER (USES OTHER THAN DRINKING WATER)	GASOLINE	CASE IS OPEN. GROUNDWATER CONTAMINATION. REMEDIATION AS OF 8/24/2004. 19 WELLS MONITORED QUARTERLY. GW FLOWS SW TOWARDS I-405. POTENTIAL IMPACT TO THE SITE GROUNDWATER IS AN REC TO THE SITE.
7-9	17	8-9	MOBIL #18- G2W	15502 BEACH BLVD - WESTMINSTER, CA 92683	GAS STATION	LUST, HIST CORTESE	1200	YES	OTHER GROUNDWATER (USES OTHER THAN DRINKING WATER)	GASOLINE	CASE IS OPEN. GROUNDWATER CONTAMINATION. REMEDIATION AS OF 1/15/2003. 20 WELLS MONITORED QUARTERLY, 11 SEMI-ANNUALLY. POTENTIAL IMPACT TO THE SITE GROUNDWATER IS AN REC TO THE SITE.
7-10	18	8-10	USA PETROLEUM CORP	14600 EDWARDS - WESTMINSTER, CA 92683	GAS STATION	HAZNET, LUST	50	YES	OTHER GROUNDWATER (USES OTHER THAN DRINKING WATER)	GASOLINE	CASE OPEN. GROUNDWATER CONTAMINATION. REMEDIATION AS OF 6/9/2000 . 11 WELLS MONITORED QUARTERLY. POTENTIAL IMPACT TO THE SITE GROUNDWATER IS AN REC TO THE SITE.

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7-10	22	8-10	UNOCAL CORP #5226	6322 WESTMINSTER BLVD - WESTMINSTER, CA 92683	GAS STATION	HAZNET, LUST, CA FID (USTT, SWEEPS (UST, HIST CORTESE	50	YES	OTHER GROUNDWATER (USES OTHER THAN DRINKING WATER)	GASOLINE	CASE IS OPEN, GROUNDWATER CONTAMINATION. VERIFICATION MONITORING AS OF 7/1/2004. 16 WELLS MONITORED SEMI-ANNUALLY. POTENTIAL IMPACT TO THE SITE GROUNDWATER IS AN REC TO THE SITE.